073.0	0002	0021.B	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	792,300 /	792,300
					USE VALUE:	792,300 /	792,300
					ASSESSED:	792,300 /	792,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
98		RIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EGLER LESLEY &
Owner 2:	PEARSON BRIAN
Owner 3:	
Street 1:	98 RIDGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GARCIA GENE L & JULIE O -
Owner 2:	-
Street 1:	98 RIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,930 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Vinyl Exterior and 2024 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7930.000	331,800		460,500	792,300
Total Card	0.182	331,800		460,500	792,300
Total Parcel	0.182	331,800		460,500	792,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.41 | /Parcel: 391.4

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	46462
GIS Ref	
GIS Ref	
Insp Date	10/09/18

!6170!

PREVIOUS ASSESSMENT

Parcel ID: 073.0-0002-0021.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	331,800	0	7,930.	460,500	792,300	792,300	Year End Roll	12/18/2019
2019	101	FV	256,300	0	7,930.	427,600	683,900	683,900	Year End Roll	1/3/2019
2018	101	FV	256,300	0	7,930.	427,600	683,900	683,900	Year End Roll	12/20/2017
2017	101	FV	256,300	0	7,930.	375,000	631,300	631,300	Year End Roll	1/3/2017
2016	101	FV	256,300	0	7,930.	342,100	598,400	598,400	Year End	1/4/2016
2015	101	FV	255,000	0	7,930.	302,600	557,600	557,600	Year End Roll	12/11/2014
2014	101	FV	255,000	0	7,930.	286,200	541,200	541,200	Year End Roll	12/16/2013
2013	101	FV	255,000	0	7,930.	272,400	527,400	527,400		12/13/2012

PRINT

Date	Time
12/10/20	20:58:29

LAST REV

Date	Time
01/23/19	15:23:26
apro	
6170	

USER DEFINED

Prior Id # 1:	46462
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT | PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARCIA GENE L &	65606-235		6/25/2015		603,000	No	No		
ATHANASIOU CHRI	62865-442		10/31/2013		585,750	No	No		
ZHAN LIN,	55266-166		8/30/2010		505,000	No	No		
XIAO MIN & ZHAN	50009-563		8/28/2007	Family	1	No	No		
MARSHALL WILLIA	24725-512		7/25/1994		218,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/9/2017	1495	Heat App	6,000	C				
6/13/2016	799	Solar Pa	5,670					
8/27/2013	1297	Redo Kit	48,000	C				
3/20/2000	213	Addition	26,000	C				16X26 1 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS&NOTICE	BS	Barbara S
5/5/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
12/15/2008	Meas/Inspect	189	PATRIOT
8/22/2001	Permit Visit	PM	Peter M
11/13/1999	Inspected	256	PATRIOT
11/3/1999	Mailer Sent		
10/14/1999	Measured	266	PATRIOT
7/27/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7930		Sq. Ft.	Site		0	70.	0.83	12									460,528						460,500	

Total AC/HA: 0.18205 | Total SF/SM: 7930 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 460,528 | Spl Credit | Total: 460,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.32135546
Const Adj.:	0.99989998
Adj $ / SQ:	125.516
Other Features:	102260
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	407671
Depreciation:	75827
Depreciated Total:	331844

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

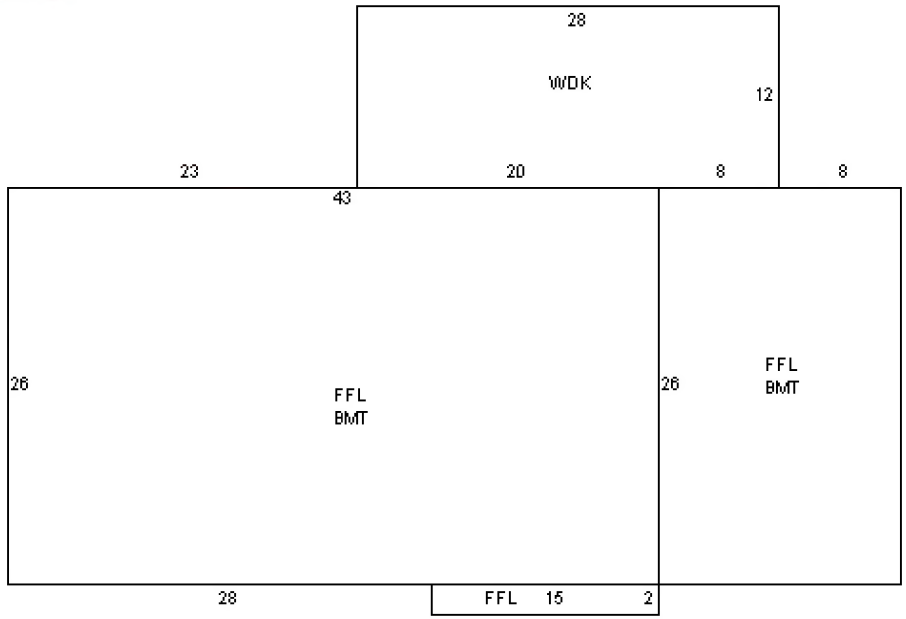
No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.07
Special Features:	0	Val/Su Net:	96.62
Final Total:	331800	Val/Su SzAd	212.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,564	125.520	196,307
BMT	Basement	1,534	45.000	69,026
WDK	Deck	336	8.980	3,016
Net Sketched Area:		3,434	Total:	268,349
Size Ad	1564	Gross Are	3434	FinArea 2024

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

073.0-0002-0021.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	